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9 Milner Close, Port Erin, IM9 6BG

Asking price £475,000

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A modern detached house, ideally situated within walking distance of local shops, amenities and the beach. The property offers bright, airy and well-proportioned accommodation, comprising a lounge, breakfast kitchen, dining room, cloakroom and conservatory to the ground floor. To the first floor are 3 double bedrooms, including a principal bedroom with en-suite shower room, together with a family shower room. Externally, the property benefits from a private, south-west-facing rear garden, a detached garage and a large driveway providing ample off-road parking. No onward chain.







LOCATION

Travelling out of Port Erin on Station Road, take the third turning on the left into Milner Close where number 9 can be found on the left hand side.

ENTRANCE PORCH

Door to:

HALLWAY

10' 3'' x 6' 8'' (3.12m x 2.03m)

Staircase leading to first floor. Understairs store cupboard.

CLOAKROOM

7' 1'' x 2' 7'' (2.16m x 0.79m)

W.C., wash hand basin, tiled splashbacks.

LOUNGE

13' 9'' x 10' 9'' (4.19m x 3.27m)

Lovely bright room benefitting from floor to ceiling windows. Feature fireplace with electric fire inset.

BREAKFAST KITCHEN

15' 6'' x 8' 5'' (4.72m x 2.56m)

Modern kitchen fitted with a good range of white fronted wall and base units with new contrasting worktops, incorporating oven, gas hob, composite sink unit, dishwasher, integrated washing machine, space for fridge. Breakfast bar. Vaillant gas central heating boiler. Door to outside.

DINING ROOM

10' 9'' x 8' 8'' (3.27m x 2.64m)

Good-sized room with sliding patio doors to:

CONSERVATORY

10' 9'' x 11' 0'' (3.27m x 3.35m)

Lovely views over the rear garden. Fitted blinds. Door to outside.

FIRST FLOOR

LANDING

Loft access. Built-in airing cupboard.

BEDROOM 1

11' 4'' x 12' 3'' (3.45m x 3.73m)

Front aspect. Built-in furniture with mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

8' 5'' x 2' 11'' (2.56m x 0.89m)

White suite comprising shower cubicle, w.c., wash hand basin, 1/2 tiled walls, shaver point and light, cupboard, mirror and Xpelair.

BEDROOM 2

10' 9'' x 9' 7'' (3.27m x 2.92m)

Front aspect. Shelving.

BEDROOM 3

10' 9'' x 9' 4'' (3.27m x 2.84m)

Rear aspect overlooking the garden.

SHOWER ROOM

6' 8'' x 5' 8'' (2.03m x 1.73m)

Large walk in shower, w.c., wash hand basin in vanity unit. Fully tiled walls, chrome ladder style towel rail, light and shaver point, mirror and Xpelair.

OUTSIDE

To the rear is a private south-west facing, mainly laid to lawn garden with good sized patio area, hedged perimeter and side access. To the front is an open plan lawned area and generous block paved driveway to the side.

DETACHED GARAGE/STORAGE

18' 1'' x 10' 2'' (5.5m x 3.1m)

Light and power, electric up and over door. Access door.

SERVICES

Mains water, drainage and electricity. uPVC double glazing throughout. Gas central heating. Mostly new flooring throughout.

POSSESSION

Freehold. Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.













Total: 1095 sq. Ft, 101 m2

Ground Floor: 617 sq. Ft, 57 M2, 1st Floor: 478 sq. Ft, 44 m2

Excluded Areas: Porch: 11 sq. Ft, 1 M2, Garage: 72 sq. Ft, 7 M2, Storage: 113 sq. Ft, 10 M2, Walls: 139 sq. Ft, 14 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854

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